

**BOSTON REDEVELOPMENT AUTHORITY  
MARCH 24, 2005 BOARD OF DIRECTORS' MEETING  
SCHEDULED FOR 2:00 P.M.**

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**MINUTES**

1. Approval of the Minutes of the February 24, 2005 meeting.  
**APPROVED**

Mission Hill

2. Request authorization to establish a "Demonstration Project" under General Laws Chapter 121B, for the acquisition for a portion of Francis Street by The Brigham and Women's Hospital, Inc. in connection with the construction of the 70 Francis Street Project which consists of a 350,000 square foot in-patient clinical care facility; to adopt a "Demonstration Project Plan" for said property; to petition the Public Improvement Commission to discontinue certain air rights in Francis Street necessary for said proposed project; and to adopt an Order of Taking for said air rights. **APPROVED**

South End

3. Request authorization to issue a Certification of Approval under Article 80E, Small Project Review of the Boston Zoning Code for the construction of a three-story addition to the former Savings Bank building consisting of ground floor retail and 23 residential condominium units, including three affordable units located at 1361-1375 Washington Street; execute an Affordable Housing Agreement; approve the contribution of \$65,000 to benefit South End non-profits; and to recommend approval to the Board of Appeal for zoning relief necessary for the proposed project. **APPROVED**

## **PUBLIC HEARING**

4. **2:00 P.M.:** Public Hearing to consider the First Amendment to the Suffolk University Institutional Master Plan for the master lease of the 73 Tremont Street building to consolidate administrative and faculty space, relocate the Mildred Sawyer Library, sale and relocation of 56 Temple Street and 20 Beacon Street; to issue an Adequacy Determination approving said First Amendment and to petition the Zoning Commission to consider said First Amendment. **APPROVED**

## **DEVELOPMENT**

### East Boston

5. Request authorization to issue a Preliminary Adequacy Determination waiving further review, pursuant to Article 80, Large Project Review that the Draft Project Impact Report and supplemental filings adequately address the impacts of the proposed 490 residential units of which 58 will be affordable, a new Harborwalk and other public spaces at Pier One; said approval requires that Developer returns at a subsequent board meeting for final approval of schematic design and the location of the affordable units. **APPROVED**

### South End

6. Request authorization to issue a Certificate of Completion to YouthBuild Boston, Inc. and approve the construction of a mixed-use building with 25 affordable residential units located at 1876-1886 Washington Street and One Lenox Street. **APPROVED**
7. Request authorization to petition the Public Improvement Commission for an earth retention system in connection with the ArtBlock 731 Project consisting of 55 condominium units. **APPROVED**

### Kittredge Square

8. Request authorization to amend the Land Disposition Agreement to approve the Final Working Drawings for 67 Highland Street and amend the Affordable Housing Agreement in connection with the construction of fourteen new housing units, of which three are affordable.  
**APPROVED**

### South Cove

9. Request authorization for a six-month extension of the tentative designation of Asian American Civic Association, Inc. and Kwong Kow Chinese School, Inc., as redevelopers of a Tyler Street parcel for the construction of 42,000 square foot space community services building. **APPROVED**

### Downtown Crossing

10. Request authorization for a six-month extension to the tentative designation of the Sager Family I, LLC as redeveloper of the historic Modern Theater Building located at 523-525 Washington Street, which was previously approved as a Demonstration Project Plan. **APPROVED**

### South Boston

11. Request authorization to issue in regards to the Pier 4 Project, an Adequacy Determination pursuant to Article 80B of the Boston Zoning Code approving the Final Project Impact Report; issue a Certification of Compliance and Certification of Consistency for the Proposed Project, upon successful completion of the Article 80 Large Project Review and Planned Development Area process; petition the Zoning Commission of the City of Boston for approval of the Development Plan and an accompanying map amendment; and execute and deliver a Cooperation Agreement, an Affordable Housing Agreement, and Development Impact Project Agreement for the development of 250 residential units, of which 25 will be affordable, 250 hotel rooms, retail/restaurant uses, a 1,200 car garage and open space uses. **APPROVED**

### Back Bay

12. Request authorization to enter into an amended Affordable Housing Agreement with 441 Stuart Street Associates, LLC for the mixed-use building located at 441 Stuart Street containing 111 residential units of which 8 will be affordable.

**APPROVED**

### Dorchester

13. Request authorization to approve a grant of \$280,000 of Inclusionary Development Funds for the Bowdoin-Geneva III Project; and to enter into a Transfer Agreement with the Department of Neighborhood Development for said grant funds to assist in the development of 20 mixed-income units, of which 10 will be affordable. **APPROVED**

### Brighton

14. Request authorization to issue a Certification of Approval, in accordance with Article 80E, Small Project Review of the Boston Zoning Code for the rehabilitation of a 4,345 square foot restaurant located at 381 Chestnut Hill Avenue into an Applebee's restaurant. **APPROVED**

### Washington Park

15. Request authorization to execute an Amended and Restated Land Disposition Agreement for the construction of two single family houses located at 30-32 Hazelwood Street and recommend approval for the zoning relief necessary for said construction. **APPROVED**

### Roslindale

16. Request authorization for a 180-day extension to the tentative designation of Roslindale Field Development Corporation LLC as redeveloper of Parcel SWC-1, Rowe Street for the construction of twenty-five residential units, of which ten will be affordable. **APPROVED**

### Charlestown Navy Yard

17. Request authorization to enter into a temporary License Agreement with Carlyle CQ Boston GP L.L.C. for parking spaces on a portion of Parcel #5 at Yard's End for the temporary relocation of resident parking during the Building 42 garage renovations. **APPROVED**

### Charlestown

18. Request authorization to adopt a Minor Modification to the Charlestown Urban Renewal Plan to subdivide Parcel R-13 into Parcels R-13-1 and R-13-2. **APPROVED**

### Downtown

19. Request authorization to grant an easement over a sliver portion of 24 LaGrange Street to 22 LaGrange Street Realty Trust to provide a second means of egress and to allow maintenance to the vacant building at 22 LaGrange Street. **APPROVED**

## **PLANNING AND ZONING**

20. Request authorization to execute Amendment No. 1 with Vanasse Hangan Brustlin, Inc. to further develop a 21<sup>st</sup> Century Street Standard for Mayor Menino's Crossroads Initiative, in an amount not to exceed \$100,000 of City of Boston funds. **APPROVED**

21. Request authorization to adopt zoning text and map amendments for the Roslindale Interim Planning Overlay District. **APPROVED**

22. Board of Appeal **APPROVED**

## **ADMINISTRATION AND FINANCE**

23. Contractual **APPROVED**

24. Personnel **APPROVED**